

Building Committee Notes Sept 9, 2013

Present: B. Perry, S. Logan, W. Infinger, B. Eastman, M. Eastman

Guest Speaker: Maggie Stier Of the National Trust for Historic Preservation.

M. Stier spoke about the organization that she works for, explaining that it is a state-wide non-profit organization that works to preserve historical buildings. It is not a governmental program. They assist local groups to be pro-active in preserving and save buildings. They are a resource of information and advice.

One of the things that we as a committee must determine is : How much does preservation matter to the community? We need to consider that we must keep the character-defining features of each building intact, but, we must meet safety and fire codes as well. (Egress in winter through back door, crash-bar on door, lighted exit signs, etc.)

We also must know exactly what items on each building need to be fixed/preserved.

Bill Perry commented that we, as a town, need to be thinking for 50 years and 100 years in the future with regard to our historical buildings. Wayne Infinger commented that we need to stabilize what we have, find the money to do that, and learn what the steps might be in order to develop a working plan for the future. Maggie Stier can assist us in getting an assessment report, the preservation guidelines, cost report, etc, which are things we will need for repair and maintenance.

After we have a building assessment, we can then go to the community to gain their input on how to fund this (bond issue?). Maggie Stier also has a list of persons qualified to assess the buildings and grant programs that may pay up to 50% of the cost to do the building report. She advises that we should complete the State Register Nomination Forms and apply for same. We are not obligated to accept this determination if we decide it is not in the town's best interests. There are two levels to this listing 1) "Determined Eligible" and 2) Accepted Listing.

The 10 Standards for Rehabilitation:

- must be used historically
- must have minimal change to the structure
- the historic character of the building must be preserved
- must remain true to the physical time and place
- the historic changes must be preserved (example: the woodshed on the town hall)
- distinctive features shall remain intact (lintel over front door of town hall, no large eaves, etc)
- any chemical treatment used must be as gentle as possible
- an archeological study must be done
- any newer additions cannot destroy the historic characteristics
- new additions can be removed

With regards to the registry list requirements, the Historical Society will have most of the information needed and will be an invaluable resource to that end. Wild River Wilderness will also have information.

We will need to stay as local as possible with regard to control of our buildings.

Our next steps are:

- have an assessment report done on the Town Hall and the Library (former Schoolhouse)
- complete the state application
- hold a public meeting to share our information with the townspeople

We can tap into the Reserve Fund with selectmen's approval for the Level One Assessment. We know some items already need to be repaired : clapboards replaced, molding repaired/replaced, electrical block on outside light fixture needs attention (Joe Kiesman, electrician who has worked on building before may be tapped to assist on this project). These items must be completed ASAP and done to historical specifications.

We decided to shelve our “dream ideas for the buildings” to the next meeting.

It was mentioned that Susan Logan has experience writing grants and will be spearheading that effort.

Meeting adjourned about 7:55 pm.

If there are any corrections or omissions , please bring them up at the next meeting, which will be on October 28th at 7 pm in the Town hall.

Respectfully submitted by Maryann Eastman